119.0	0001	0009.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,800 /	588,800
					USE VALUE:	588,800 /	588,800
					ASSESSED:	588,800 /	588,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
328		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STILLER PAUL F & LISA K
Owner 2:	
Owner 3:	
Street 1:	328 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5792.000	173,200		415,600	588,800
Total Card	0.133	173,200		415,600	588,800
Total Parcel	0.133	173,200		415,600	588,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.23 | /Parcel: 415.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76848
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!9240!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	173,200	0	5,792.	415,600	588,800		Year end	12/23/2021
2021	101	FV	167,100	0	5,792.	415,600	582,700		Year End Roll	12/10/2020
2020	101	FV	167,200	0	5,792.	415,600	582,800	582,800	Year End Roll	12/18/2019
2019	101	FV	153,300	0	5,792.	421,600	574,900	574,900	Year End Roll	1/3/2019
2018	101	FV	153,300	0	5,792.	314,700	468,000	468,000	Year End Roll	12/20/2017
2017	101	FV	153,300	0	5,792.	285,000	438,300	438,300	Year End Roll	1/3/2017
2016	101	FV	153,300	0	5,792.	273,100	426,400	426,400	Year End	1/4/2016
2015	101	FV	152,600	0	5,792.	231,600	384,200	384,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:43:11

LAST REV

Date	Time
09/03/19	13:58:21
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 9240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE MASSE ANTHON	30550-349		8/17/1999		229,000	No	No		
	10057-435		6/6/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2018	1364	Re-Roof	3,775	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	TTL REFUSAL	HS	Hanne S
4/7/2009	Measured	197	PATRIOT
3/14/2000	Inspected	276	PATRIOT
2/15/2000	Measured	268	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5792		Sq. Ft.	Site		0	70.	1.03	5									415,633						415,600	

Total AC/HA:	0.13297	Total SF/SM:	5792	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,633	Spl Credit		Total:	415,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	4 - Below Avg.		
Insulation:	4 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.96030402
Adj $ / SQ:	129.641
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251003
Depreciation:	77811
Depreciated Total:	173192

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

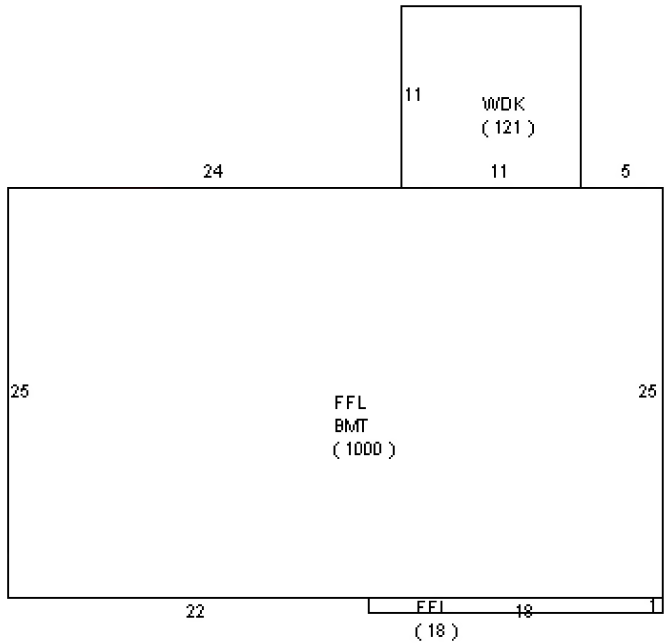
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.64
Special Features:	0	Val/Su Net:	80.97
Final Total:	173200	Val/Su SzAd	170.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	129.640	131,975
BMT	Basement	1,000	43.870	43,871
WDK	Deck	121	13.700	1,657
	Net Sketched Area:	2,139	Total:	177,503
Size Ad	1018	Gross Area	2139	FinArea 1418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

PARCEL ID

119.0-0001-0009.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	